

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** B. Tannenbaum & Archways Inc.

**Case #:** 21-P-02

**Date:** 10/22/02

**Comments:**

1. By initial review it appears that this application may relate to the recently submitted development between N.E. 17 Avenue and N.E. 17 Way. Please indicate the relationship, whether this portion of right of way is now found to be required and for what reason, or if it is required in conjunction with a site plan that has not yet been submitted?
2. Prior to the applicant receiving Planning & Zoning Board or City Commission authorization to vacate right of way a review is required by the City's Development Review (DRC) and Property and Right of Way (PROW) Committees. Please proceed with submitting application to the PROW at your earliest opportunity.
3. The City owns and maintains a two (2) inch water main, a ten (10) inch sewer main, and drainage facilities within this portion of N.E. 17<sup>th</sup> Terrace. The applicant shall consider and resolve with the Engineering Department how these utilities are to be maintained in their existing location, the width of any prescribed resultant easement, and the type and specific rights that will be granted with any easement, if requested and authorized by City Commission.
4. An appropriate turn around area shall be designed and comply with the requirements of the Engineering Department.
5. Letters from all franchise utility providers demonstrating their support for this application shall be obtained prior to applying to the Planning & Zoning Board.
6. A review of the sketch of description for the right of way to be vacated shall be reviewed and authorized as technically accurate by the City Surveyor, Tony Irvine.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** B. Tannenbaum & Archways Inc.

**Case #:** 21-P-02

**Date:** 10/22/02

**Request:** Vacate a portion of NE 17 Terrace

**Comments:**

1. Separate application is required for Planning & Zoning Board submittal. Applicant is responsible for posting public notice signs and preparation of property owner notification within 300 feet.
2. Prior to PZ submittal, sketches and legals for the portion of street to be vacated must be signed off by Tim Welch, Engineering Design Manager and Tony Irvine, City Surveyor.
3. It is acknowledged that this application was reviewed by the Property and Right-of-Way Committee on September 19, 2002 with unanimous approval.
4. Additional comments may be forthcoming at DRC meeting.